

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-21-27408

Send Tax Notice To: Justin Martin
8119 Old Highway 280 .
Chelsea, AL 35043

WARRANTY DEED

State of Alabama } Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Nineteen Thousand Dollars and No Cents (\$119,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Joe George and Betty George, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Justin Martin**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$116,844.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 23rd day of July, 2021.

Joe George Betty George

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Joe George and Betty George, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of July, 2021

Notary Public, State of Alabama

My Commission Expires: 9-1-24

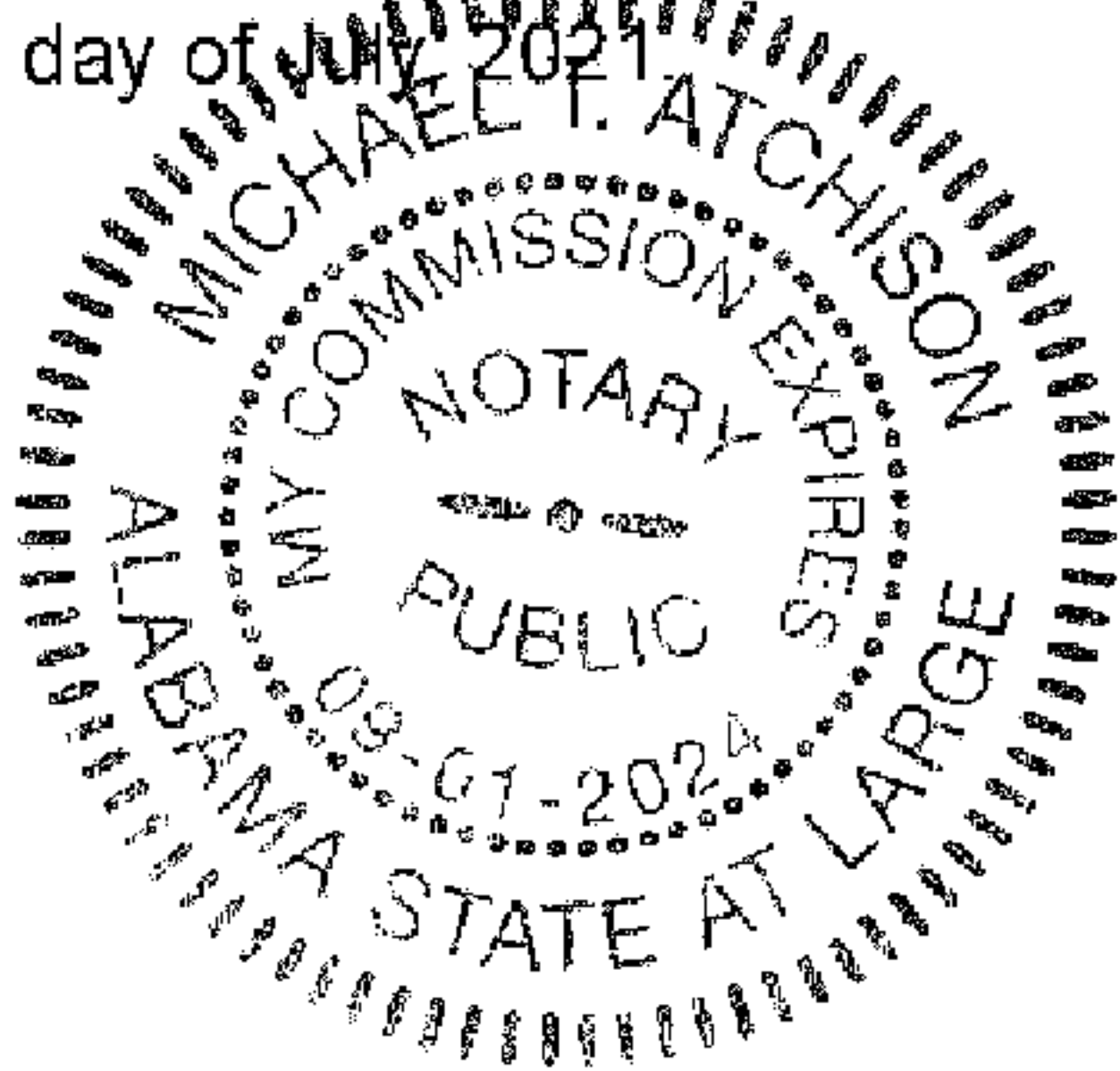


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the southwest corner of the NE 1/4 of the NW 1/4 of Section 25, Township 19 South, Range 1 West; thence in an easterly direction along the South line thereof, a distance of 480.25 feet to a point; thence left 88 degrees 46 minutes 34 seconds and run a distance of 516.30 feet to the point of beginning ; thence continue along last described course a distance of 350.00 feet to the Southeast right of way line of Old U.S. Highway 280 and the point of beginning, said point being on a curve to the left having a central angle of 1 degree 26 minutes 38 seconds and radius of 2043.48 feet; thence deflect left (measured from last described course) and run along the chord of said curve a distance of 51.69 feet to a point on a curve to the right, said curve having a radius of 2043.48 feet and subtending a central angle of 2 degrees 34 minutes 08 seconds; thence southwest along arc of curve, a distance of 91.62 feet; thence continue southwesterly along said right of way a distance of 13.39 feet; thence 71 degrees 08 minutes 30 seconds left southerly a distance of 350 feet; thence turn left and run northeasterly to the point of beginning. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Joe George Betty George	Grantee's Name	Justin Martin
Mailing Address	<u>3981 Hwy 39</u> <u>Chelsea AL 35043</u>	Mailing Address	<u>8119 Old Highway 280 .</u> <u>Chelsea, AL 35043</u>
Property Address	<u>8119 Old Highway 280 .</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>July 23, 2021</u>
		Total Purchase Price	<u>\$119,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<u>XX</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date July 21, 2021

Print Joe George [Signature]

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/23/2021 01:12:11 PM
\$30.50 CHERRY
20210723000357600

Alicia S. Bayl

Form RT-1